

## **Proposed Development Conditions**

**SE 2014-MV-055**

**February 26, 2015**

If it is the intent of the Board of Supervisors to approve SE 2014-MV-055 located at 7664 Henry Knox Drive, Tax Map 107-2 ((4)) (A1) 22, for a home child care facility with up to twelve children, pursuant to Sect. 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the special exception plat, consisting of the House Location Survey titled "Lot 22 LandBay A-1 Lorton Town Center" prepared by Suburban Development Engineering, dated July 22, 2010, and revised by Dung Van Nguyen on August 15, 2014, as qualified by these development conditions.
2. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation for the home child care facility shall not exceed 6:30 a.m. to 5:45 p.m., Monday through Friday.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 7:00 a.m. to 6:00 p.m.
7. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
8. All pick-up and drop-off of children shall take place in the driveway. The two parking spaces in the driveway shall remain available for drop-off and pick-up during the hours of the home child care. The drop-off and pick-up schedule of the children shall be staggered to ensure that it is accommodated by the two driveway spaces.

9. There shall be no signage associated with the home child care facility.
10. All outdoor play equipment shall conform to all applicable state regulations and standards.
11. Approval of this use is contingent upon maintenance of a state license for the children on-site at the home child care facility.
12. Any portion of the dwelling associated with the home child care facility that is used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code.
13. Any accessory storage structure shall remain locked during the hours of operation of the home child care facility.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.